

Galbraith



DANKEITH FARMHOUSE
SYMINGTON, SOUTH AYRSHIRE



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An impressive C Listed courtyard property with a grazing paddock.

Symington 1.6 miles ■ Kilmarnock 6 miles ■ Glasgow 30 miles

About 5.34 Acres (2.16 Hectares)

Offers Over £330,000

- Two reception rooms, four bedrooms.
- Grade C Listed Courtyard with traditional features.
- A number of useful outbuildings.
- Grazing land extending to 4.10 Acres (1.66 Ha).
- Located in a rural yet accessible location with good access to major road networks.
- Development potential subject to obtaining the necessary consents.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



Sitting Room



Kitchen

SITUATION

Dankeith Farmhouse is located off the B730 in a most accessible part of South Ayrshire, between the villages of Symington and Dundonald and can be accessed via a shared road with Dankeith Caravan Park. This road is fully owned and maintained by the Caravan Park. The property is well placed for access to Kilmarnock (about 6 miles) and Ayr (about 12 miles) whilst Glasgow (about 30 miles) can be reached easily via the A/M77.

The conservation village of Symington has a range of local amenities with a popular village pub (The Wheatsheaf Inn), post office and shops, with Kilmarnock offering a wider range of facilities including a retail park and cinema whilst Silverburn Shopping Centre is around 25 miles distant. Primary and secondary schooling are available in Symington / Kilmarnock with local private schools at Wellington in Ayr and Belmont House in Newton Mearns and a wider number of independent schools in Glasgow. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock and Troon whilst Prestwick and Glasgow Airports are about 6.5 miles and 35 miles away respectively.

Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon and The Morris Equestrian Centre with fabulous equestrian facilities is about 10 miles away and Muirmill Equestrian Centre, Symington is located around 1/3rd a mile away. The surrounding area has a network of quiet country roads, suitable for walking, hacking and cycling. There are excellent yachting facilities at the marinas at Troon, Ardrossan, Largs and Inverkip.

DESCRIPTION

Dankeith is an early 19th century Grade C Listed single-storey, near symmetrical, classical courtyard-plan steading, incorporating a farmhouse to the north side with a distinctive tall, gabled entrance clock tower with pend along with decorative ridge ventilators. The courtyard is constructed from stone under a slate roof and is largely unaltered externally being carefully designed in a classical style with its symmetrical principal elevation, eaves band and advanced end bays with segmental

arched niches. The traditional courtyard further includes former dairy, stabling, workshop, 'party shed' and numerous separate storage areas.

In WW2, Dankeith House which neighbours Dankeith Farmhouse was used by the RAF and secret planning meetings for D-Day and other allied operations took place there. In 1948, Dankeith House was acquired by Roman Catholic Priests and used as a retreat. Dankeith Farmhouse was originally two cottages and the Priests used the Laundry Room and played badminton in the Badminton House within the steading.

Dankeith Farmhouse has been in the same ownership for the last 54 years. The kitchen is double glazed with the rest of the farmhouse being single glazed, the property is serviced by mains water with oil fired central heating throughout and open fires. There is potential to convert the remaining steading to a residential property subject to obtaining the necessary development and planning consents from the Local Council.

ACCOMMODATION

Ground Floor: Entry porch, family bathroom, kitchen, living room, sitting room, four bedrooms (one with ensuite w.c and wash hand basin) and numerous cupboards for storage. The layout can be seen in more detail in the floor plan contained within this brochure.

To the rear of the property, there is a well maintained lawned garden with a variety of mature shrubs and trees and a vegetable plot, with lovely views overlooking the adjoining countryside. The front of the farmhouse is cobbled with flower beds, with climbing rose and clematis. There is ample room for parking in the generous courtyard.

To the west of the courtyard sits a modest range of predominately traditional sheds that are mostly redundant for agricultural use, namely the following:

Former Byre (15.25m x 7.49m)

Brick built under a fibre cement roof.

The Laundry House (5.73m x 13.79m)

Brick built under a slate roof.

Pole Barn (10.55m x 5.16m)

Lean to with timber poles, block walls, box profile clad, concrete floor under a tin roof.

Hay Shed (17.96m x 5.76m)

Four bay steel portal frame shed clad in tin with earth floor. Used for straw and machinery storage.

Straw Shed (9.36m x 10.00m)

Two bay steel portal framed shed with open sides under a box profile roof with hardcore floor. Used for straw and machinery storage.

General Purpose Buildings "The Badminton Room" (13.22m x 6.08m and 13.22m x 4.56m)

Two adjoining apex brick built sheds under slate roof with concrete floor.

PADDOCK

To the west of the courtyards, there are two grazing paddocks extending to 4.10 acres (1.66 hectares). These fields are Grade 3(2) by the James Hutton Institute, flat in topography and are well fenced with access to a water trough. There is a small shelter belt of trees lying to the north of the larger field.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Dankeith	Mains	Mains	Septic Tank	Freehold	Oil fired central heating	Band D	F22



DIRECTIONS

From Glasgow, take the M77 south towards Ayr. At the 50 mph sign, left (signed for B730 Dundonald and Tarbolton), continue to the roundabout and turn right and carry on over the fly over bridge. At the next roundabout turn left onto the B730 and then turn right and immediately left (signed Dundonald B730). After about 0.6 miles, turn left signed for Dankeith Caravan Park, proceed up the drive and turn right before Dankeith Estate House to Dankeith Farmhouse.

POST CODE

KA1 5SH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/storm.held.essential>

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP. Tel: 01563 820216.

THIRD PARTY RIGHTS AND SERVITUDES

Dankeith Farmhouse can be accessed via a long tarmac drive which is believed to be owned and wholly maintained by Dankeith Caravan Park with Dankeith Farmhouse having a third party access over for both agricultural and residential use over this road. Craigview has a right of access over the section of road owned by Dankeith Farmhouse, maintenance obligations are assumed to be split.

HISTORIC ENVIRONMENT SCOTLAND

Dankeith Farmhouse is scheduled by Historic Environment Scotland as a Listed Building, Category (C). Date Added 09/08/2010.

Dankeith Farm was previously part of the Dankeith Estate and it is associated with Dankeith House which is situated a short distance to the south west.

LOCAL AUTHORITY

South Ayrshire, County Buildings, Wellington Square, Ayr, KA7 1DR, T: 0300 123 0900

FIXTURES AND FITTINGS

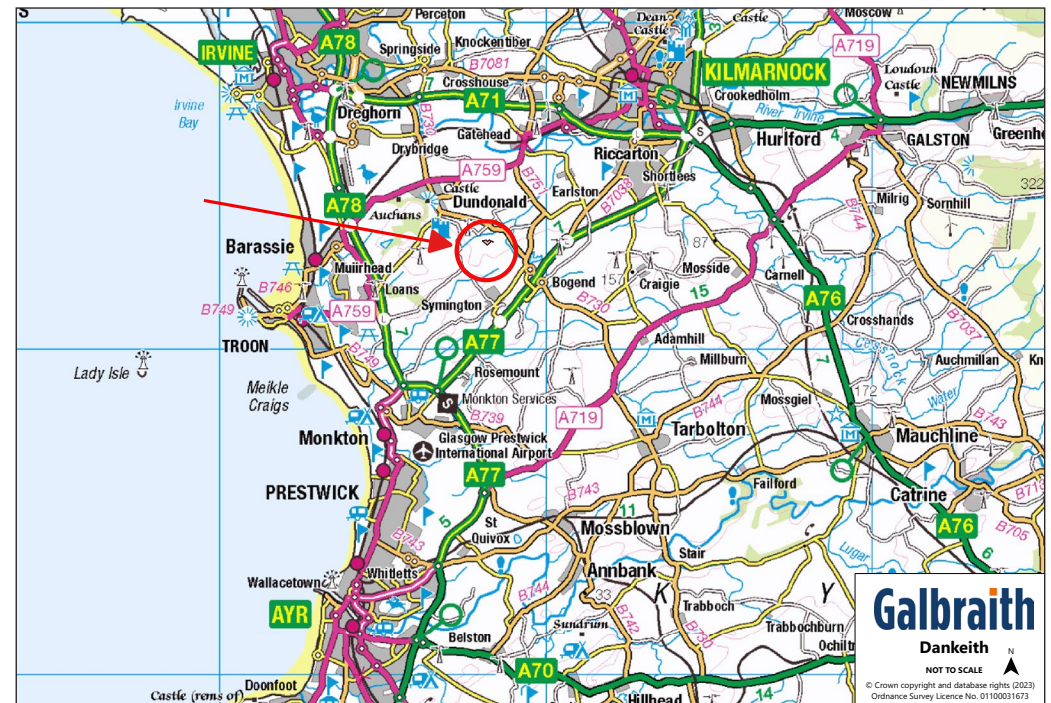
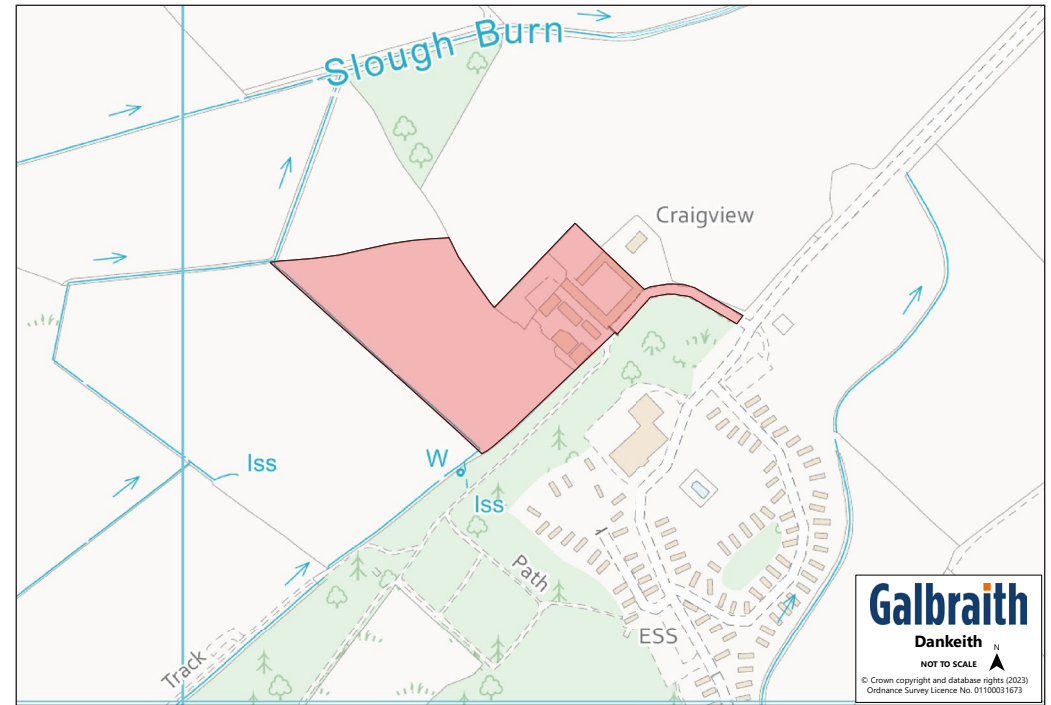
No items are included unless specifically mentioned in these particulars. Curtains and blinds are included. The white goods are excluded from the sale.

VIEWINGS

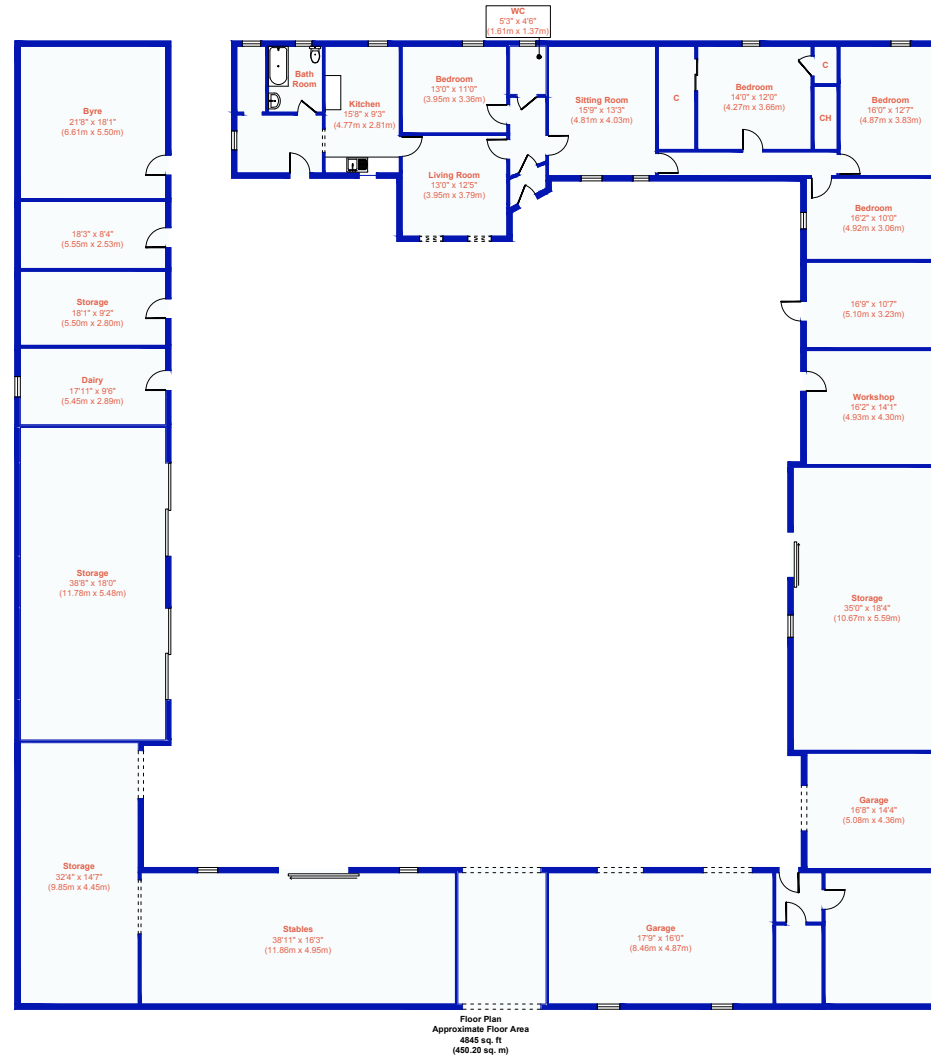
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



Dankeith Farmhouse, Symington, South Ayrshire, KA1 5SH



Approx. Gross Internal Floor Area 4845 sq. ft / 450.20 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023. 9. Building measurements are approximate. 10. Please note that there is no title plan available but we believe that the boundaries are a true representation of what is owned and farmed by John Gray and Sons.





Galbraith



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